

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **FEBRUARY 22, 2005** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:00 A.M. by Chair Baily.

**ATTENDANCE**

Members Present:

Anthony Ghiossi, Senior Building Inspector  
Fletcher Parsons, Associate Engineer  
Judie Gilli, Assistant Planner  
Rachel Bacola, Planning Technician  
Randy Tsuda, Assistant Community Development Director  
Sandy Baily, Associate Planner  
Vu Nguyen, Assistant Planner

**PUBLIC HEARING**

ITEM 1: 120 Dover Street

Subdivision Application M-05-01

Requesting approval of a two lot subdivision on property zoned R-1:8. APN 523-47-052.

PROPERTY OWNER\APPLICANT: Brian Burks

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were present:
  - Rita Garfield*, neighbor, expressed concern about driveway location and what impacts may occur to the existing trees and retaining wall. She was satisfied with the conditions to mitigate her concerns.
  - Carlton Sanders*, neighbor, questioned project and had no issues or concerns.
5. Public hearing closed.
6. *Parsons* moved to accept the application subject to the conditions presented with the following findings and considerations:

It has been determined that this project is Categorically Exempt pursuant to Section 15315 of the State Environmental Guidelines as adopted by the Town.

7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

## **PUBLIC HEARING**

ITEM 2: 144 Whitney Avenue  
Architecture and Site Application S-05-027

Requesting approval to demolish and to construct a new single family residence with reduced side yard setbacks on property zoned R-1:10. APN 532-37-030.

PROPERTY OWNER: Michele Boudreau

APPLICANT: Stuart Alderman

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - a. The proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
  - b. As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    1. The Town's housing stock will be maintained in that the house will be replaced.
    2. The structure has no historic significance.
    3. The property owner has no desire to maintain the structure.
    4. The economic utility of the structure is in fair condition.; and
  - c. As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

## **ADJOURNMENT**

Meeting adjourned at 9:15 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

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Sandy L. Baily, Associate Planner